

# Property details approval form

62 Whitelands Way, Bicester, Oxfordshire, England, OX26 1AB

Date: 10 December 2025

Property Ref and Version: BIC309284 - 0008

# Connells

## Selling your home with us!

### ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## O Price

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offers in excess of £435,000

Tenure: Freehold

## O Key Features

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- > Energy Rating: B
- > Sold with No Onward Chain
- > Well Presented Throughout
- > Four Double Bedrooms, Two with Ensuite
- > Kitchen Diner and separate Living Room
- > Family Bathroom and Ground floor Cloakroom
- > Garage with Driveway Parking
- > Enclosed Rear Garden
- > Located well for Amenities, Schools and Transport Links

## O Short Description

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Connells are pleased to offer this well-presented, sold with no onward chain, Four Bedroom Semi Detached family home, located in the desirable Kingsmere Development. Features include Four Double Bedrooms, Two Ensuites, Kitchen Diner, Garage and driveway parking, viewing highly recommended

## O Long Description

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Connells are delighted to offer a well-appointed Four Bedroom Townhouse in the Heart of Kingsmere, Bicester

A most attractively presented semi detached four bedroom townhouse, ideally situated within the sought-after Kingsmere development in Bicester. Arranged over three floors, this spacious and versatile home offers well-proportioned accommodation, thoughtfully designed for modern family living.

To the ground floor, one finds a beautifully fitted kitchen and dining area, perfect for both everyday meals and entertaining, alongside a cloakroom and a bright and welcoming sitting room, with patio doors opening onto the rear garden.

The first and second floors comprise four generously sized double bedrooms, two of which benefit from en-suite shower rooms. A stylish family bathroom serves the remaining rooms, providing ample space for family and guests alike.

Further features include a private rear garden, a garage, and driveway parking for up to three cars.

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The property enjoys excellent access to local schools, amenities, and transport links, making it a most convenient and desirable address.

Early viewing is highly recommended.

## **O Directions**

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## **O Agents Note**

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## O Room Description

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### Entrance Hall

Wooden Flooring, access to Cloakroom, Kitchen Diner, Living Room and Stairs. Under Stairs Storage

### Cloakroom

Wooden Flooring, WC and Basin

### Kitchen Diner

Wooden Flooring, Integral Oven, Gas Hob, Dish washer, Fridge Freezer, Wall and Base Units, Bench Seating, Window to front of Property

### Living Room

Wooden Flooring, Windows and Doors to Rear Garden

### Landing

Carpet, Access to Bedrooms 2,3,4, and Family Bathroom. Airing Cupboard

### Bedroom One (2nd Floor)

Double Bedroom, Carpet, Window to front of property, access to Ensuite  
Ensuite- Tiled Floor and Partially Tiled Walls, Shower Cubicle, WC, Basin, Window to rear of property

### Bedroom Two

Double Bedroom, Carpet, Window to the front of property, access to ensuite-  
Ensuite - Tiled Floor and Partially Tiled Walls, Shower Cubicle, WC, Basin, Window to rear of property

### Bedroom Three

Double Bedroom, Carpet, Two Windows to Rear of property

### Bedroom Four

Double Bedroom, Wooden Flooring, Window to Front of property

### Family Bathroom

Tiled Floor and Partially Tiled Walls, Bath, WC, Basin, Window to Front of property

### Garage

Up and Over Door, Power and Lighting, Window to Front of property

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## O Property Images





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## O Floor Plan



Total floor area 146.4 m<sup>2</sup> (1,576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## O Approval

	Signature	Date
Kevin Warman		10/12/25
Mr J.D. Chaplin		